

PLANNING COMMITTEE REVIEW FORM

CITY COUNCIL LICENSE AGREEMENT

Building Permit No.: 2019-0074

Proposal Brief:

350 BOURBON ST - EXISTING FRONT PORCH CURRENTLY
IN CITY RIGHT-OF-WAY (PREDATES ZONING). BUILDING
PERMIT HAS BEEN SUBMITTED TO RESTRUCTURE THAT
FRONT PORCH TO INCLUDE SECOND STORY DECKING
WITH ROOF. REPLACEMENT TO BE SAME SIZE AS
CURRENT PORCH.

SEE ATTACHED PLANS.

Planning Committee Review Date: Via email 9/4 & 9/5 (See attached)

Planning Committee Recommendation:

The Planning Committee has no objection to the
request. Questions were raised regarding zoning, right-of-way,
and precedence; however, the consensus was that this would
be an improvement to the dwelling.

To City Council Read File on (Date): _____

City Council Public Meeting on: _____

City Council Decision: Approved: _____

Denied: _____

Conditions:

BOURBON STREET

(70' R/W)

EX. GAS VALVE EX. SANITARY C/O EX. WATER VALVE

EX. CURB & GUTTER

EX. CONC. WALK

EX. FIRE HYDRANT

NORTH PER HOPPER'S MAP OF
HAVRE DE GRACE

67' x 145'

EAST

2'± POSSIBLE ENCROACHMENT

EX. CONC. WALK

#350

EX. WATER VALVE

EX. WATER METER

P.O.B.I.

EX. 2 STORY ALUMINUM SIDE DWELLING

2'± POSSIBLE ENCROACHMENT

EX. CHAIN LINK FENCE POSSIBLE ENCROACHMENT

EX. CONC. PAD

(546) SQUARE 266

STRAWBERRY ALLEY
(30' R/W)

2'± EX. CHAINLINK FENCE POSSIBLE ENCROACHMENT

EX. ALUMINUM SHED POSSIBLE ENCROACHMENT

EX. GRAVEL AREA

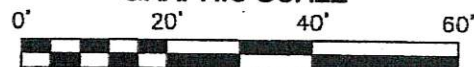
EX. PAVING

EX. CHAINLINK FENCE POSSIBLE ENCROACHMENT

WEST 25'

GRAPHIC SCALE

NOTE: POSITIONS OF IMPROVEMENTS SHOWN
HEREON IN RELATION TO PROPERTY LINES ARE
WITHIN A TOLERANCE OF 2'±.



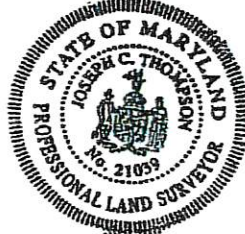
DEED REF: C.G.H. 1515/300
PLAT REF: HOPPER'S MAP

THIS PLAT IS OF BENEFIT TO A CONSUMER ONLY
INsofar AS IT IS REQUIRED BY A LENDER OR A
TITLE INSURANCE COMPANY OR ITS AGENT IN CON-
NECTION WITH CONTEMPLATED TRANSFER, FINANCING
OR RE-FINANCING.

THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE
IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT
SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR
THE TRANSFER OF TITLE OR SECURING FINANCING
OR RE-FINANCING.

THIS PLAT IS NOT TO BE RELIED UPON FOR THE
ESTABLISHMENT OR LOCATION OF FENCES, GARAGES,
BUILDINGS, OR OTHER EXISTING OR FUTURE
IMPROVEMENTS.

10-30-2009
DATE
JOSEPH C. THOMPSON
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 21039



LOCATION DRAWING
TM. 601 PARCEL 1227
LOT #546 SQUARE #266
**HOPPER'S MAP OF
HAVRE DE GRACE**
FLEC. DIST. NO.06 HARFORD COUNTY, MD.

**JOSEPH
THOMPSON
& ASSOCIATES, LLC**
Land Surveying & Engineering
www.thompsonassociatesllc.com

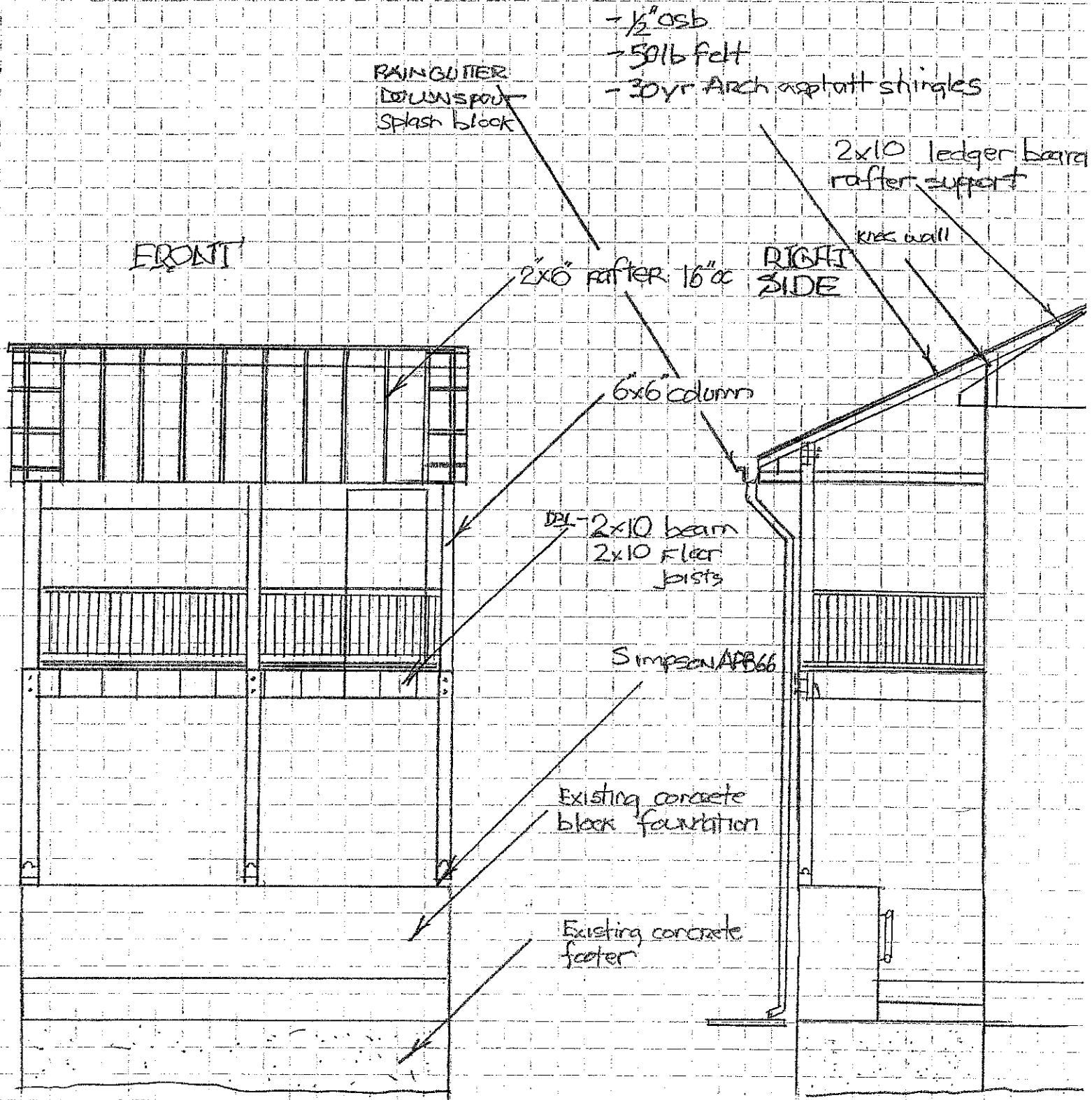
402 N. HICKORY AVENUE
SUITE B
BEL AIR, MARYLAND
410-803-0686

SCALE: 1"=20'
DATE: 10-30-2009
DRAWN: BECHLER
JOB NO.: 3478

Nick + Lynne Galloro
350 Bourbon St
Havre de Grace MD 21078

Norm Ross Home Improvements
415 Alliance St
Havre de Grace MD 21078
443 807 1467

Demo and reconstruct front porch with second floor + roof







The City
of
Havre de Grace

Shane Grimm <shaneg@havredegracemd.com>

Re: License Agreement Requests

1 message

Jason Robertson <jasonr@havredegracemd.com>

Wed, Sep 5, 2018 at 8:13 AM

To: Shane Grimm <shaneg@havredegracemd.com>

Cc: Jim Ringsaker <jimr@havredegracemd.com>, Cassandra Tomarchio <casit@havredegracemd.com>

Shane,

I apologize, I thought I had responded.

I see know issue at all with the sign on 611 S. Union.

My only real concern with Bourbon is whether this creates bad precedence. But I'm inclined to agree with the plans as presented, as I see it as an upgrade to the home, and really no impedance to the public.

Question; at what point would a homeowner have claim to property they have been using as their own? I know in the case of private land there's a law, not sure how that would work with public land. Would it make sense at some point to grant the excess property to the individuals? I know many homes where the city owns from sidewalk to front door...technically.

On Wed, Sep 5, 2018, 8:04 AM Shane Grimm <shaneg@havredegracemd.com> wrote:

Casi and Jason:

Do you have any comments/concerns/questions on these requests?

Shane

Shane P. Grimm, AICP
City of Havre de Grace
Deputy Director of Planning
Phone: 410-939-1800, ext. 1120
Email: shaneg@havredegracemd.com

On Fri, Aug 31, 2018 at 2:07 PM, Shane Grimm <shaneg@havredegracemd.com> wrote:

All:

Attached to this email are two license agreement requests that the City received. Unless you feel the need to convene to discuss these, please let me know your recommendations.

Shane

Shane P. Grimm, AICP
City of Havre de Grace
Deputy Director of Planning
Phone: 410-939-1800, ext. 1120
Email: shaneg@havredegracemd.com



The City
of
Havre de Grace

Shane Grimm <shaneg@havredegracemd.com>

Re: License Agreement Requests

Cassandra Tomarchio <casit@havredegracemd.com>

Wed, Sep 5, 2018 at 8:30 AM

To: Shane Grimm <shaneg@havredegracemd.com>

Cc: Jason Robertson <jasonr@havredegracemd.com>, Jim Ringsaker <jimr@havredegracemd.com>

No issue about the sign or the porch.

On Fri, Aug 31, 2018 at 2:07 PM Shane Grimm <shaneg@havredegracemd.com> wrote:

All:

Attached to this email are two license agreement requests that the City received. Unless you feel the need to convene to discuss these, please let me know your recommendations.

Shane

Shane P. Grimm, AICP
City of Havre de Grace
Deputy Director of Planning
Phone: 410-939-1800, ext. 1120
Email: shaneg@havredegracemd.com



The City
of
Havre de Grace

Shane Grimm <shaneg@havredegracemd.com>

Re: License Agreement Requests

1 message

Jason Robertson <jasonr@havredegracemd.com>

Wed, Sep 5, 2018 at 8:13 AM

To: Shane Grimm <shaneg@havredegracemd.com>

Cc: Jim Ringsaker <jimr@havredegracemd.com>, Cassandra Tomarchio <casit@havredegracemd.com>

Shane,

I apologize, I thought I had responded.

I see know issue at all with the sign on 611 S. Union.

My only real concern with Bourbon is whether this creates bad precedence. But I'm inclined to agree with the plans as presented, as I see it as an upgrade to the home, and really no impedance to the public.

Question; at what point would a homeowner have claim to property they have been using as their own? I know in the case of private land there's a law, not sure how that would work with public land. Would it make sense at some point to grant the excess property to the individuals? I know many homes where the city owns from sidewalk to front door...technically.

On Wed, Sep 5, 2018, 8:04 AM Shane Grimm <shaneg@havredegracemd.com> wrote:

Casi and Jason:

Do you have any comments/concerns/questions on these requests?

Shane

Shane P. Grimm, AICP
City of Havre de Grace
Deputy Director of Planning
Phone: 410-939-1800, ext. 1120
Email: shaneg@havredegracemd.com

On Fri, Aug 31, 2018 at 2:07 PM, Shane Grimm <shaneg@havredegracemd.com> wrote:

All:

Attached to this email are two license agreement requests that the City received. Unless you feel the need to convene to discuss these, please let me know your recommendations.

Shane

Shane P. Grimm, AICP
City of Havre de Grace
Deputy Director of Planning
Phone: 410-939-1800, ext. 1120
Email: shaneg@havredegracemd.com



The City
of
Havre de Grace

Shane Grimm <shaneg@havredegracemd.com>

Re: License Agreement Requests

1 message

Shane Grimm <shaneg@havredegracemd.com>

Tue, Sep 4, 2018 at 10:24 AM

To: Jim Ringsaker <jimr@havredegracemd.com>

Jim:

License agreements are a new thing for me. At the County, we did not allow any newly constructed structures or replacements in the right-of-way. In this case, the City will allow it subject to the license agreement. Since it is in the right-of-way, technically it can't meet any zoning requirements, mainly setbacks. Therefore, Council can determine the appropriateness of the construction within the right-of-way since it cannot meet zoning requirements.

Shane

Shane P. Grimm, AICP
City of Havre de Grace
Deputy Director of Planning
Phone: 410-939-1800, ext. 1120
Email: shaneg@havredegracemd.com

On Mon, Sep 3, 2018 at 10:25 AM, Jim Ringsaker <jimr@havredegracemd.com> wrote:

I have no objection to the sign. The porch I don't object to in principle, but if they're doing a complete demo and rebuild, shouldn't the new structure be required to meet current zoning code?

Jim

On Fri, Aug 31, 2018 at 2:07 PM Shane Grimm <shaneg@havredegracemd.com> wrote:

All:

Attached to this email are two license agreement requests that the City received. Unless you feel the need to convene to discuss these, please let me know your recommendations.

Shane

Shane P. Grimm, AICP
City of Havre de Grace
Deputy Director of Planning
Phone: 410-939-1800, ext. 1120
Email: shaneg@havredegracemd.com